

PLATTE COUNTY

Demographics

The Census Bureau’s intercensal estimates indicate that Platte County’s population increased from 8,667 in 2010 to 8,756 in 2012, or by 1.0 percent. This compares to a statewide population growth of 2.3 percent over the period.¹²⁴ The number of people from 25 to 44 years of age increased by 2.3 percent, and the number of people from 55 to 64 years of age increased by 1.5 percent. The white population increased by 0.2 percent, while the black population increased by 82.1 percent. The Hispanic population increased from 580 to 650 people between 2010 and 2012 or by 12.1 percent. These data are presented in Table II.16.1, below.

Subject	Platte County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	8,667	8,756	1.0%	563,626	576,412	2.3%
Age						
Under 14 years	1,400	1,361	-2.8%	113,371	113,773	0.4%
15 to 24 years	900	907	0.8%	78,460	79,861	1.8%
25 to 44 years	1,729	1,768	2.3%	144,615	149,367	3.3%
45 to 54 years	1,384	1,359	-1.8%	83,577	78,964	-5.5%
55 to 64 years	1,457	1,479	1.5%	73,513	78,939	7.4%
65 and Over	1,797	1,882	4.7%	70,090	75,508	7.7%
Race						
White	8,455	8,475	0.2%	529,110	536,450	1.4%
Black	28	51	82.1%	5,135	8,555	66.6%
American Indian and Alaskan Native	50	70	40.0%	14,457	15,003	3.8%
Asian	33	41	24.2%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	6	7	16.7%	521	575	10.4%
Two or more races	95	112	17.9%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	580	650	12.1%	50,231	54,770	9.0%

Table II.16.2, on the following page, presents the population of Platte County by age and gender from the 2000 and 2010 census counts. The 2010 census count showed a total of 4,303 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,364 persons, were female. In 2012 the number of females decreased to 4,355 persons, which accounted for 49.7 percent of the population while the remaining 50.3 percent, or 4,401 persons were male.

¹²⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.16.2							
Population by Age and Gender							
Platte County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	678	722	1,400	660	701	1,361	-2.8%
15 to 24 years	478	422	900	464	443	907	0.8%
25 to 44 years	859	870	1,729	913	855	1,768	2.3%
45 to 54 years	674	710	1,384	669	690	1,359	-1.8%
55 to 64 years	753	704	1,457	779	700	1,479	1.5%
65 and Over	861	936	1,797	916	966	1,882	4.7%
Total	4,303	4,364	8,667	4,401	4,355	8,756	1.0%
% of Total	49.6%	50.4%	.	50.3%	49.7%	.	.

At the time of the 2010 Census, there were 103 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 10.8 percent, as shown in Table II.16.3, below.

Table II.16.3			
Group Quarters Population			
Platte County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹²⁵	9	60	566.7%
Juvenile Facilities	.	.	.
Nursing Homes	78	8	-89.7%
Other Institutions	.	30	.
Total	87	98	12.6%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	6	5	-16.7%
Total	6	5	-16.7%
Group Quarters Population	93	103	10.8%

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.

To study these important concepts the Census Bureau conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

¹²⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.16.4, below, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 2,407 family households, of which 2,004 housed married couple families and 403 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 68 families, or a female householder with no husband present, of which there were 335 families. There were also an estimated 1,240 “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 Platte County was 66.0 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Platte County, 83.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.16.4				
Household Type by Tenure				
Platte County				
2007-2011 Five-Year ACS Data				
Family Type	Platte County		State of Wyoming	
	Platte County	% of Total	State of Wyoming	% of Total
Family households	2,407	66.0%	145,279	66.1%
Married-couple family	2,004	83.3%	116,920	80.5%
Owner-occupied housing units	1,853	92.5%	97,958	83.8%
Renter-occupied housing units	151	7.5%	18,962	16.2%
Other family	403	16.7%	28,359	19.5%
Male householder, no wife present	68	16.9%	9,289	32.8%
Owner-occupied housing units	68	100.0%	5,532	59.6%
Renter-occupied housing units	0	0.0%	3,757	40.4%
Female householder, no husband present	335	83.1%	19,070	67.2%
Owner-occupied housing units	80	23.9%	10,181	53.4%
Renter-occupied housing units	255	76.1%	8,889	46.6%
Nonfamily households	1,240	34.0%	74,349	33.9%
Owner-occupied housing units	848	68.4%	41,217	55.4%
Renter-occupied housing units	392	31.6%	33,132	44.6%
Total	3,647	100.0%	219,628	100.0%

Table II.16.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,237 two-person family households, 575 three-person family households and 369 four-person family households. One-person non-family households made up 93.8 percent of all non-family households or an estimated 1,163 households. Platte County’s two persons households made up 36.0 percent of total housing units and four person households made up an additional 10.1 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.16.5				
Household Type by Household Size				
Platte County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Platte County				
One Person	.	1,163	1,163	31.9%
Two Person	1,237	75	1,312	36.0%
Three Person	575	2	577	15.8%
Four Person	369	0	369	10.1%
Five Person	125	0	125	3.4%
Six Person	72	0	72	2.0%
Seven Person	29	0	29	0.8%
Total	2,407	1,240	3,647	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,312 two-person households, 1,195 were owner-occupied and 117 were renter-occupied. Of the 369 four-person households, 270 were owner-occupied and 99 were renter-occupied. Further household size data by tenure are presented in Table II.16.6, below.

Table II.16.6				
Tenure by Household Size				
Platte County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Platte County				
One Person	779	384	1,163	31.9%
Two Person	1,195	117	1,312	36.0%
Three Person	420	157	577	15.8%
Four Person	270	99	369	10.1%
Five Person	106	19	125	3.4%
Six Person	60	12	72	2.0%
Seven Person or more	19	10	29	0.8%
Total	2,849	798	3,647	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.16.7, on the following page, Platte County had a total of 4,665 housing units of which 3,647 or 78.2 percent were occupied. Of these occupied units, 78.1 percent, or 2,849 units were owner occupied, which compares to a statewide rate of 70.5. A total of 1,018 units or 21.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.16.7 Housing Units by Tenure Platte County 2007-2011 Five-Year ACS Data				
Tenure	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,647	78.2%	219,628	84.8%
Owner-Occupied	2,849	78.1%	154,888	70.5%
Renter-Occupied	798	21.9%	64,740	29.5%
Vacant Housing Units	1,018	21.8%	39,362	15.2%
Total Housing Units	4,665	100.0%	258,990	100.0%

Table II.16.8, below, shows that of the 1,018 housing units in Platte County as reported in the 2011 ACS data, 63 or 6.2 percent were for rent and 29 or 2.8 percent were for sale. An estimated 549 units were for seasonal, recreational, or occasional use, and 327 or 32.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.16.8 Disposition of Vacant Housing Units Platte County 2007-2011 Five Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	63	6.2%	5,138	13.1%
Rented, but not occupied	17	1.7%	2,072	5.3%
For sale only	29	2.8%	2,921	7.4%
Sold, but not occupied	33	3.2%	983	2.5%
For seasonal, recreational, or occasional use	549	53.9%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	327	32.1%	10,249	26.0%
Total	1,018	100.0%	39,362	100.0%

Table II.16.9, at right, presents different income statistics for Platte County. According to the 2011 ACS data averages, median family income for Platte County was \$56,875 compared to the statewide average of \$69,058. Per capita income for Platte County, which is calculated by dividing total income by population, was \$25,280, which compared to \$28,952 for the State of Wyoming.

Table II.16.9 Median and Per Capita Income Platte County 2007-2011 Five-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	56,875	69,058
Median Household Income	46,171	56,380
Per Capita Income	25,280	28,952

Table II.16.10, on the following page, shows households by income for Platte County and the State of Wyoming. In Platte County, there were a total of 480 households or 13.2 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 605 households that had incomes between \$35,000 and \$49,999, which accounted for 16.6 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.0 percent of total households and numbered 510 in Platte County.

Table II.16.10				
Households by Income				
Platte County				
2007-2011 Five-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	480	13.2%	21,222	9.7%
15,000 - 19,999	161	4.4%	10,180	4.6%
20,000 - 24,999	265	7.3%	10,638	4.8%
25,000 - 34,999	516	14.1%	23,696	10.8%
35,000 - 49,999	605	16.6%	31,275	14.2%
50,000 - 74,999	664	18.2%	44,469	20.2%
75,000 - 99,999	446	12.2%	31,675	14.4%
100,000 and above	510	14.0%	46,473	21.2%
Total	3,647	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.16.11, below. In total, the poverty rate in Platte County was 11.8 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Platte County had a poverty rate of 7.7 percent and the female population had a poverty rate of 15.8 percent. There were 70 males and 127 females in poverty under the age of 5. Overall, 19.4 percent of persons in poverty in Platte County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 128 individuals with incomes below the poverty level which represented 12.6 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.16.11				
Poverty by Age				
Platte County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Platte County				
5 and Below	70	127	197	19.4%
6 to 18	108	149	257	25.3%
18 to 64	140	292	432	42.6%
65 and Older	8	120	128	12.6%
Total	326	688	1,014	100.0%
Poverty Rate	7.7%	15.8%	11.8%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.16.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Platte County saw an average of 2,342 owner-occupied single-family units compared to 434 single-family rental units. In Platte County, single-family units comprised 76.1 percent of all households compared with 71.7 percent statewide. Platte County had

a total of 112 apartment rental units and total apartment units accounted for 3.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 591 mobile homes in Platte County, which comprised 16.2 percent of all occupied housing units and compared to 13.8 statewide.

Table II.16.12				
Households by Unit Type				
Platte County				
2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Platte County				
Single-Family Unit	2,342	434	2,776	76.1%
Duplex	22	14	36	1.0%
Tri- or Four-Plex	14	118	132	3.6%
Apartments	0	112	112	3.1%
Mobile Homes	471	120	591	16.2%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	2,849	798	3,647	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II. 16.13, below, shows the number of households by year of construction. As shown, 23.5 percent, or 858 units, were built in 1939 or earlier in the county, and another 231 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 95, which accounted for 2.6 percent of all households, and an additional 16 households, or .4 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.16.13				
Households by Year Built				
Platte County				
2007-2011 Five-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	858	23.5%	25,099	11.4%
1940 to 1949	231	6.3%	10,841	4.9%
1950 to 1959	305	8.4%	22,067	10.0%
1960 to 1969	234	6.4%	19,430	8.8%
1970 to 1979	1,101	30.2%	52,134	23.7%
1980 to 1989	409	11.2%	34,742	15.8%
1990 to 1999	398	10.9%	26,856	12.2%
2000 to 2004	95	2.6%	14,190	6.5%
Built 2005 or Later	16	0.4%	14,269	6.5%
Total	3,647	100.0%	219,628	100.0%

Table II.16.14, below, displays housing units for Platte County and the State of Wyoming. The number of rooms in Platte County varied between households. Households with one room accounting for only 0.5 percent of total housing units, while households with five and six rooms accounted for 15.9 and 17.1 percent, respectively. The median number of rooms in Platte County was 6 rooms, which compared to 6 statewide.

Table II.16.14				
Housing Units by Number of Rooms				
Platte County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	22	0.5%	4,252	1.6%
Two	71	1.5%	6,593	2.5%
Three	392	8.4%	19,112	7.4%
Four	1,059	22.7%	44,741	17.3%
Five	742	15.9%	52,369	20.2%
Six	799	17.1%	40,122	15.5%
Seven	440	9.4%	31,810	12.3%
Eight	484	10.4%	25,589	9.9%
Nine or more	656	14.1%	34,402	13.3%
Total	4,665	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.16.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 16 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.9 percent of total households in Platte County, which compared to 24.8 percent statewide. In Platte County, the 1,595 households with three bedrooms accounted for 43.7 percent of all households, and there were only 210 five-bedroom or more households, which accounted for 5.8 percent of all households.

Table II.16.15				
Households by Number of Bedrooms				
Platte County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure		Total	% of Total
	Own	Rent		
Platte County				
None	0	16	16	0.4%
One	41	109	150	4.1%
Two	740	349	1,089	29.9%
Three	1,338	257	1,595	43.7%
Four	534	53	587	16.1%
Five or more	196	14	210	5.8%
Total	2,849	798	3,647	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.16.16, at right, structures built in 1939 or earlier had a median value of \$138,600, while structures built between 1950 and 1959 had a median value of \$106,900 and those built between 1990 to 1999 had a median value of \$172,500. The newest structures tended to have the highest values and those built between 2000 and 2004 with median values of \$158,900 respectively. The total average median value in Platte County was \$136,100, which compared to \$181,900 in the State of Wyoming.

Table II.16.16		
Median Value by Year Structure Built		
Platte County		
2007-2011 Five-Year ACS Data		
Year Built	Platte County	State of Wyoming
1939 or earlier	138,600	148,000
1940 to 1949	106,800	130,200
1950 to 1959	106,900	155,800
1960 to 1969	122,900	171,100
1970 to 1979	145,000	180,100
1980 to 1989	115,200	194,300
1990 to 1999	172,500	224,800
2000 to 2004	158,900	247,900
Built 2005 or Later		245,700
Total	136,100	181,900

Household mortgage status is reported in Table II.16.17, below. In Platte County, households with a mortgage accounted for 51.1 percent of all households or 1,456 housing units, and the remaining 48.9 percent or 1,393 units had no mortgage. Of those units with a mortgage, 270 had either a second mortgage or home equity loan, 3 had both a second mortgage and home equity loan, and 1,183 or 81.3 percent had no second mortgage or no home equity loan.

Table II.16.17				
Mortgage Status				
Platte County				
2007-2011 Five-Year ACS Data				
Mortgage Status	Platte County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,456	51.1%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	270	18.5%	16,846	17.7%
Second mortgage only	130	48.1%	8,326	49.4%
Home equity loan only	140	51.9%	8,520	50.6%
Both second mortgage and home equity loan	3	0.2%	733	0.8%
No second mortgage and no home equity loan	1,183	81.3%	77,715	81.6%
Housing units without a mortgage	1,393	48.9%	59,594	38.5%
Total	2,849	100.0%	154,888	100.00%

The median rent in Platte County was \$412 as compared to \$591 statewide, as shown in Table II.16.18, below.

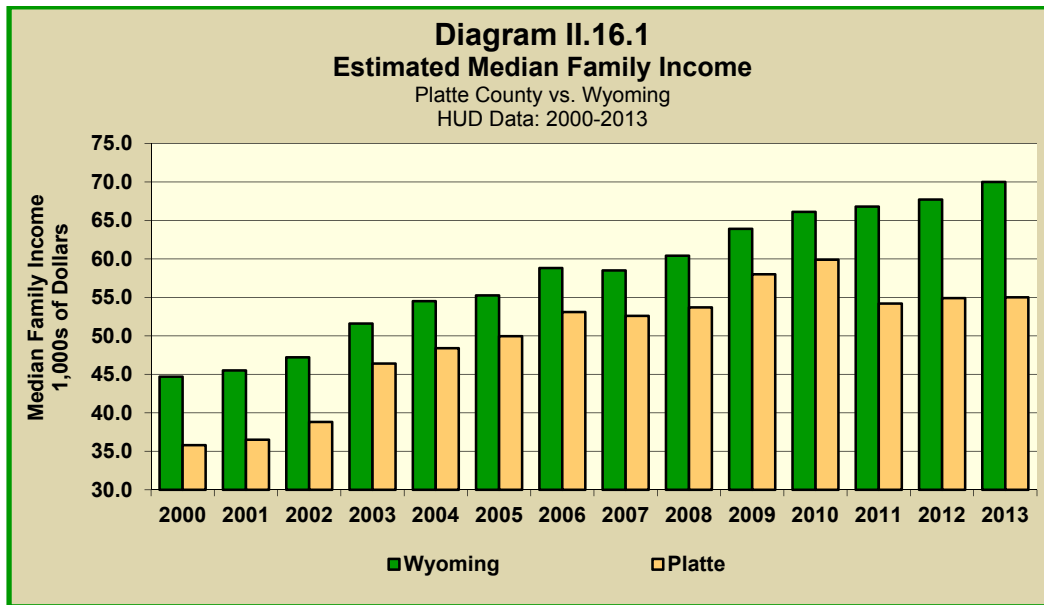
Table II.16.18	
Median Rent	
Platte County	
2007-2011 Five-Year ACS Data	
Place	Rent
Platte County	\$412
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 24 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.19, below, and indicate a net increase of 800 persons over the time period.

Table II.16.19			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000–Second Quarter 2013			
Year	In-Migrants	Out-Migrants	Net Change
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009	212	135	77
2010	265	114	151
2011	215	158	57
2012	238	183	55
2013 – First Half	94	70	24
Total	3,023	2,223	800

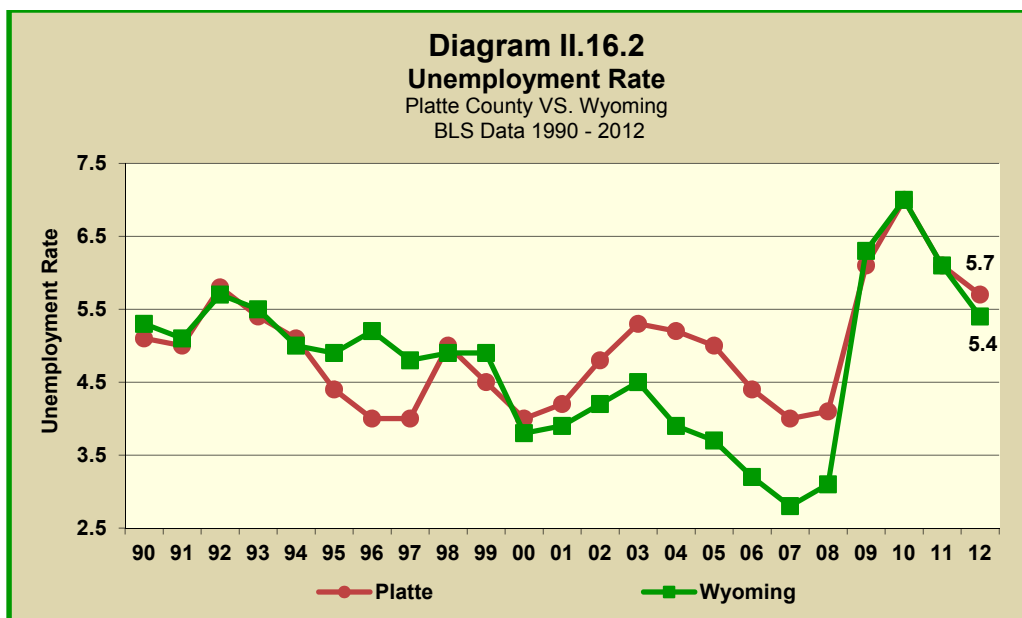
Economics

The HUD estimated MFI for Platte County was \$55,000 in 2013.¹²⁶ This compares to Wyoming’s MFI of \$70,000. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Platte County’s labor force, defined as the number of persons working or actively seeking work, decreased by 86 persons, from 4,275 in 2011 to 4,189 in 2012. Employment decreased by 65 persons; unemployment decreased by 21 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.1 percent in 2011 to 5.7 percent in 2012, as shown on the following page in Diagram II.16.2.

¹²⁶ 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.16.20, below, annual total monthly employment decreased by 2.65 percent between 2011 and 2012, from a total of 3,513 to 3,420 workers.

Year	2002	2003	2004	2005	2006	2008	2008	2009	2010	2011	2012(p)
Jan	3,129	3,112	3,158	3,204	3,224	3,235	3,278	3,244	3,343	3,437	3,298
Feb	3,131	3,119	3,160	3,232	3,287	3,235	3,306	3,274	3,404	3,445	3,315
Mar	3,157	3,161	3,237	3,274	3,332	3,465	3,338	3,372	3,457	3,506	3,540
Apr	3,459	3,236	3,280	3,317	3,428	3,587	3,520	3,626	3,708	3,714	3,889
May	3,724	3,505	3,639	3,731	3,798	3,592	3,754	3,939	3,927	3,946	3,708
Jun	3,599	3,306	3,537	3,462	3,446	3,459	3,389	3,463	3,651	3,657	3,514
Jul	3,308	3,220	3,260	3,212	3,259	3,211	3,176	3,291	3,417	3,398	3,156
Aug	3,319	3,274	3,243	3,198	3,257	3,231	3,180	3,277	3,303	3,308	3,183
Sep	3,365	3,442	3,408	3,397	3,412	3,404	3,396	3,444	3,511	3,502	3,388
Oct	3,299	3,358	3,347	3,310	3,421	3,392	3,348	3,394	3,455	3,395	3,362
Nov	3,265	3,265	3,268	3,323	3,369	3,395	3,298	3,344	3,440	3,405	3,321
Dec	3,231	3,230	3,259	3,280	3,340	3,403	3,331	3,289	3,483	3,447	3,368
Annual	3,332	3,269	3,316	3,328	3,381	3,384	3,360	3,413	3,508	3,513	3,420
% Change	2.74	-1.89	1.44	0.36	1.59	0.09	-0.71	1.58	2.78	0.14	-2.65

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.16.21, on the following page, annual average weekly wages increased by 0.53 percent between 2011 and 2012, from a total of \$752 to \$756.

Table II.16.21 Average Weekly Wages Platte County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	.
2002	485	538	488	509	506	4.33
2003	508	549	505	527	523	3.36
2004	516	563	562	571	553	5.74
2005	515	598	558	592	566	2.35
2006	539	635	551	601	583	3.00
2007	593	681	580	629	622	6.69
2008	593	712	609	689	652	4.82
2009	623	761	620	701	679	4.14
2010	646	828	663	744	723	6.48
2011	693	844	731	732	752	4.01
2012(p)	724	849	711	730	756	0.53

Total business establishments reported by the QCEW are displayed below in Table II.16.22. Annual establishments decreased by 2.85 percent between 2011 and 2012, from a total of 386 to 375 establishments.

Table II.16.22 Number of Establishments\ Platte County BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	353	.
2002	356	367	369	357	362	2.55
2003	359	362	358	353	358	-1.10
2004	352	351	357	361	355	-0.84
2005	359	373	377	382	373	5.07
2006	378	391	387	384	385	3.22
2007	375	381	381	380	379	-1.56
2008	388	394	391	383	389	2.64
2009	380	387	381	383	383	-1.54
2010	379	378	391	393	385	0.52
2011	386	389	386	381	386	0.26
2012(p)	380	378	371	371	375	-2.85

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Platte County recorded 5,790 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 \$394,038,000 and real per capita income was \$44,797 in 2011. Average earnings per job in the county was \$44,677 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Platte County increased from \$471 in fourth quarter 2011 to \$523 in fourth quarter 2012, or by 11.0 percent. Detached single-family home rents increased by 16.4 percent, rents for mobile homes on a lot increased by 12.5 percent, and rents for mobile home lots increased by 31.8 percent.

Platte County rental prices experienced average annualized increases of 2.7 percent for apartments, 1.1 percent for houses, 1.2 percent for mobile homes plus a lot, and 2.5 percent for mobile home lots since fourth quarter 1998 to fourth quarter 2012.¹²⁷ These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots. Table II.16.23, at right, presents the Platte 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 Platte County increased from 10 units in 2011 to 25 units in 2012. Total residential authorizations decreased to 10 units in 2011.

The real value of single-family building permits decreased from \$184,515 in 2011 to \$147,959 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$216,900 in 2008 to a low of \$110,000 in 2001. These figures compare to the state average high of \$275,723 in 2000 and a low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.16.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	342	100	360	345
Q4.98	350	100	446	315
Q2.99	323	100	460	312
Q4.99	359	100	450	320
Q2.00	325	101	403	314
Q4.00	338	105	436	307
Q2.01	312	105	400	308
Q4.01	350	110	425	288
Q2.02	334	110	411	317
Q4.02	354	118	440	.
Q2.03	324	113	435	297
Q4.03	384	125	472	376
Q2.04	389	118	456	330
Q4.04	370	123	423	349
Q2.05	395	123	417	336
Q4.05	405	115	418	324
Q2.06	403	115	437	336
Q4.06	418	98	447	381
Q2.07	419	110	448	360
Q4.07	417	118	442	382
Q2.08	407	128	423	377
Q4.08	415	165	421	384
Q2.09	420	120	425	389
Q4.09	431	125	436	385
Q2.10	451	128	455	398
Q4.10	428	130	432	359
Q2.11	452	150	459	366
Q4.11	471	110	450	337
Q2.12	504	128	468	333
Q4.12	523	145	524	379

¹²⁷ Data from 1986 to 1997 for Platte County is not reported by the EAD.

Table II.16.24 Building Permits and Valuation Platte County Census Bureau Data, 1980–2012								
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	15	.	.	6	21	.	.	136.7
1981	3	.	4	.	7	.	.	92.5
1982	9	.	.	.	9	.	.	104.4
1983	5	.	.	.	5	.	.	127.3
1984	4	.	.	.	4	.	.	120.7
1985	2	.	.	.	2	.	.	33.7
1986	4	.	.	.	4	.	.	79.9
1987	5	.	.	.	5	.	.	90.4
1988	2	.	.	.	2	.	.	137.2
1989	2	.	.	.	2	.	.	101.1
1990	2	.	.	.	2	.	.	97.4
1991	3	.	.	.	3	.	.	83.3
1992	5	.	.	.	5	.	.	109.2
1993	15	2	.	.	17	.	.	105.3
1994	12	.	.	.	12	.	.	125.7
1995	16	.	.	.	16	.	8	93.1
1996	12	12	.	.	24	.	10	127.3
1997	11	14	.	.	25	.	18	111.6
1998	7	6	.	.	13	.	4	60.3
1999	6	2	.	.	8	.	.	97.4
2000	6	2	.	.	8	.	.	103.3
2001	10	2	.	.	12	.	.	110.0
2002	12	.	.	.	12	.	.	124.4
2003	14	.	.	.	14	.	.	118.1
2004	42	.	.	.	42	.	.	138.7
2005	47	.	.	.	47	.	.	158.3
2006	41	.	.	.	41	.	.	176.3
2007	32	.	.	.	32	.	.	206.8
2008	24	.	4	.	28	.	.	216.9
2009	12	.	.	.	12	.	.	216.4
2010	12	.	7	.	19	.	.	193.3
2011	10	.	.	.	10	.	.	184.5
2012	25	.	4	14	43	12	2	148.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Platte County was \$139,023. This represented an increase of 12.9 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.16.25, on the following page.

Table II.16.25 Average Sales Prices Platte County vs. Wyoming DOR Data, 2000–2012				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	83,310	.	131,207	.
2001	76,315	-8.40	128,771	-1.86
2002	76,592	0.36	138,295	7.40
2003	82,982	8.34	148,276	7.22
2004	83,393	0.50	159,558	7.61
2005	101,802	22.07	178,183	11.67
2006	115,617	13.57	219,438	23.15
2007	120,692	4.39	265,044	20.78
2008	134,896	11.8	256,045	-3.40
2009	126,479	-6.2	241,622	-5.63
2010	123,898	-2.04	250,958	3.86
2011	123,137	-0.6	241,301	-3.85
2012	139,023	12.9	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2013.¹²⁸ During June 2013, a total of 22 surveys were completed in Platte County by property managers. Of the 160 rental units surveyed, 7 were vacant, indicating a vacancy rate of 4.38 percent, as shown in Table II.16.26, below. This compares to a 5.03 percent vacancy rate one year ago and a statewide June 2013 vacancy rate of 5.37 percent.

Table II.16.26 Total Units, Vacant Units, and Vacancy Rate Platte County RVS Data, 2001–First Survey 2013				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.01%
2001b	5	45	4	8.89%
2002a	8	87	4	4.60%
2002b	9	80	9	11.25%
2003a	7	51	3	5.88%
2003b	4	70	1	1.43%
2004a	8	99	6	6.06%
2004b	6	87	2	2.30%
2005a	8	142	1	0.70%
2005b	9	142	17	11.97%
2006a	8	110	17	15.45%
2006b	16	164	39	23.78%
2007a	13	175	9	5.14%
2007b	14	169	15	8.88%
2008a	14	182	14	7.69%
2008b	17	172	15	8.72%
2009a	11	96	10	10.42%
2009b	14	173	11	6.36%
2010a	15	172	12	6.98%
2010b	21	202	14	6.93%
2011a	20	185	9	4.86%
2011b	16	190	16	8.42%
2012a	16	159	8	5.03%
2012b	17	154	15	9.74%
2013a	22	160	7	4.38%

Diagram II.16.3, on the following page, shows the historical vacancy rate for Platte County and Wyoming. As can be seen, the vacancy rate in Platte County has been similar to the statewide

¹²⁸Those signified as a in the “year” column of Table II.16.10 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.

vacancy rate, except for the period from 2005 to 2009, where it jumped above the statewide rate and spiked to 23.8 percent in second half of 2006.

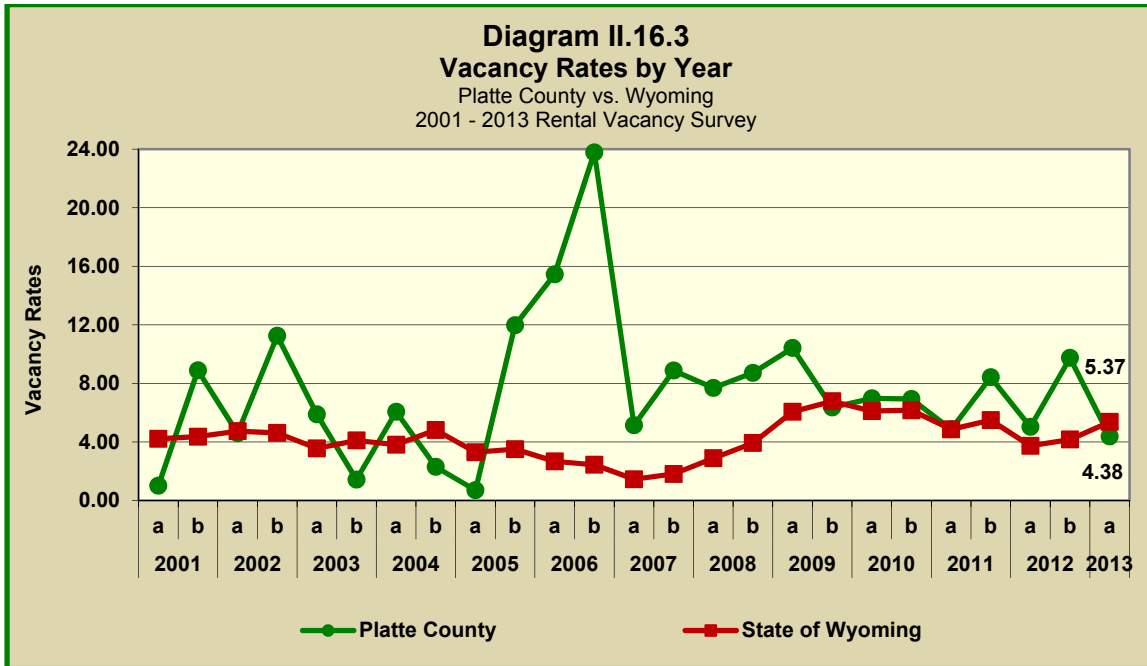


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In the first half of 2013, average rents for single-family units increased to \$515 and average rents for apartments rose to \$479.

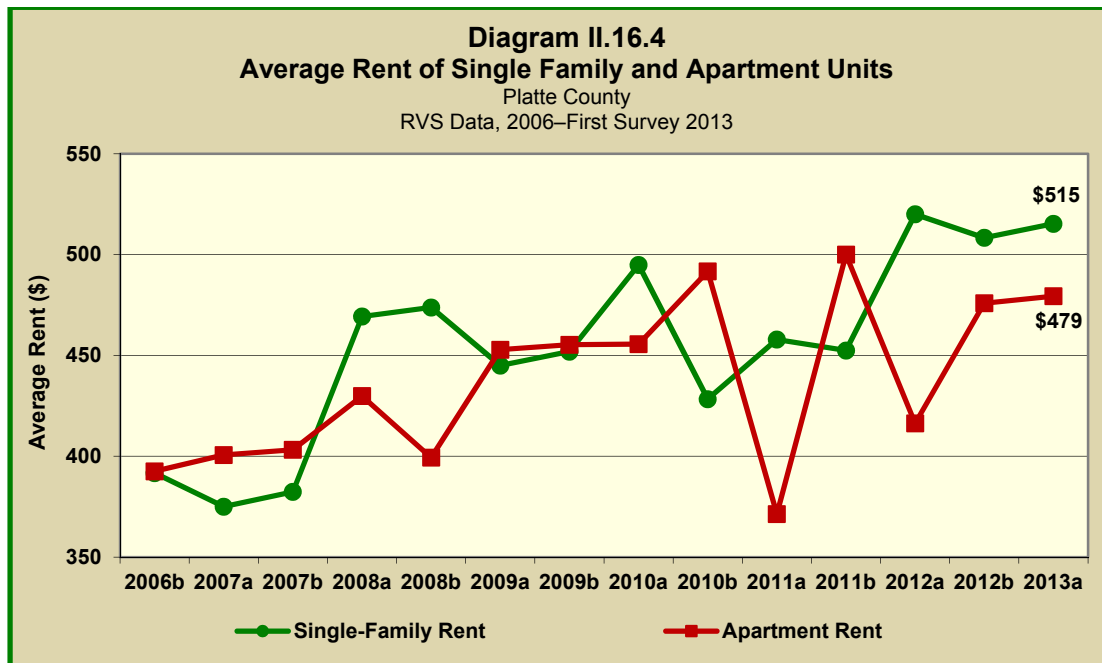


Table II.16.27 below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 27 single family units in Platte County, with 3 of them available. This translates into a single family vacancy rate of 11.1% in Platte County, which compares to a rate of 4.04% for the State of Wyoming. There were 88 apartment units reported in the survey, with 3 of them available, which resulted in an apartment vacancy rate of 3.4%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.

Table II.16.27			
Rental Vacancy Survey by Type			
Platte County			
RVS Data, First Survey 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	27	3	11.1%
Duplex units	8	0	.0%
Apartments	88	3	3.4%
Mobile Homes	32	1	3.1%
"Other" Units	3	0	.0%
Don't Know	2	0	.0%
Total	160	7	4.4%

Table II.16.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 16 units. The most common apartment units were one bedroom units, with 39 units. Additional details for additional unit types are reported found below.

Table II.16.28							
Rental Units by Bedroom Size							
Platte County							
RVS Data, First Survey 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	2	0	39	0	0	.	41
Two	7	6	8	17	2	.	40
Three	16	2	1	5	1	.	25
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	0	0	40	10	0	2	52
Total	27	8	88	32	3	2	160

Average market-rate rents by unit type are shown in Table II.16.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.16.29 Average Market Rate Rents by Bedroom Size Platte County RVS Data, First Survey 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	.	.	.	.	.	.
One	\$513	.	\$462	.	.	\$479
Two	\$480	\$413	\$500	\$525	\$775	\$515
Three	\$540	\$625	\$700	\$613	\$895	\$634
Four	\$500	.	.	.	.	\$500
Five	.	.	.	.	.	.
Total	\$515	\$450	\$479	\$538	\$835	\$531

Table II.16.30, below, shows the condition of rental units by unit type for Platte County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

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.16.39 below, respondents in Platte County said they would prefer 14 more single family units, and 3 units of all types. In total respondents indicated they wished to own or manage an additional 20 units.

Table II.16.30 If you had the opportunity to own/manage more units, how many would you prefer Platte County RVS Data, First Survey 2013	
Unit Type	More Units
Single family units	14
Duplex Units	3
Apartments	.
Mobile homes	.
Other	.
Don't Know	.
All types	3
Total	20

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 11 respondents in Platte County. Of the incoming persons who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 100.0 percent anticipated spending between \$100,000 and \$250,000. 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 594 loans purchased in Platte County between 1979 and 2012, with zero occurring in fiscal 2013. 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 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 2011 five-year ACS data, 47 or 1.3 percent of households in Platte County were overcrowded and another 0 or 0.0 percent of units were severely overcrowded, as shown in Table II.16.31, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.16.31				
Overcrowding and Severe Overcrowding				
Platte County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Platte County				
Owner				
Households	2,802	47	0	2,849
Percentage	98.4%	1.6%	0.0%	100.0%
Renter				
Households	798	0	0	798
Percentage	100.0%	0.0%	0.0%	100.0%
Total				
Households	3,600	47	0	3,647
Percentage	98.7%	1.3%	0.0%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	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 2011 five-year ACS, a total of 195 units or 4.2 percent of all housing units in Platte County were lacking complete kitchen facilities. This compared to 2.9 percent statewide without complete kitchen facilities. These data are presented in Table II.16.32, at right.

Table II.16.32		
Housing Units with Incomplete Kitchen Facilities		
Platte County		
2007-2011 Five-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Kitchen Facilities	4,470	251,420
Lacking Complete Kitchen Facilities	195	7,570
Total Housing Units	4,665	258,990
Percent Lacking	4.2%	2.9%

Table II.16.33		
Housing Units with Incomplete Plumbing Facilities		
Platte County		
2007-2011 Five-Year ACS Data		
Facilities	Platte County	State of Wyoming

At the time of the 2011 ACS, a total of 250 units or 5.4 percent of all housing units in Platte 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.16.33, at right.

Complete Plumbing Facilities	4,415	252,719
Lacking Complete Plumbing Facilities	250	6,271
Total Households	4,665	258,990
Percent Lacking	5.4%	2.4%

The third type of housing problem reported in the 2011 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 Platte County, 15.0 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 19.3 percent of homeowners with a mortgage in Platte County experienced a cost burden and 13.0 percent experienced a severe cost burden, while 22.1 percent of renters had a cost burden and 9.5 percent had a severe cost burden, as shown in Table II.16.34, below.

Table II.16.34					
Cost Burden and Severe Cost Burden by Tenure					
Platte County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Platte County					
Owner With a Mortgage					
Households	985	281	190	0	1,456
Percent	67.7%	19.3%	13.0%	0.0%	100.0%
Owner Without a Mortgage					
Households	1,252	89	52	0	1,393
Percent	89.9%	6.4%	3.7%	0.0%	100.0%
Renter					
Households	406	176	76	140	798
Percent	50.9%	22.1%	9.5%	17.5%	100.0%
Total					
Households	2,643	546	318	140	3,647
Percent	72.5%	15.0%	8.7%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%