

## 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.<sup>126</sup> 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.

<b>Table II.16.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Platte County						
2010 Census and 2012 Current Census Estimates						
Subject	Platte County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>8,667</b>	<b>8,756</b>	<b>1.0%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
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%
<b>Race</b>						
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%
<b>Ethnicity (of any race)</b>						
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.

<sup>126</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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%
<b>Total</b>	<b>4,303</b>	<b>4,364</b>	<b>8,667</b>	<b>4,401</b>	<b>4,355</b>	<b>8,756</b>	<b>1.0%</b>
% 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.

Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>127</sup>	9	60	566.7%
Juvenile Facilities	.	.	.
Nursing Homes	78	8	-89.7%
Other Institutions	.	30	.
<b>Total</b>	<b>87</b>	<b>98</b>	<b>12.6%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	6	5	-16.7%
<b>Total</b>	<b>6</b>	<b>5</b>	<b>-16.7%</b>
<b>Group Quarters Population</b>	<b>93</b>	<b>103</b>	<b>10.8%</b>

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

<sup>127</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.16.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 2,328 family households, of which 1,911 housed married couple families and 417 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 102 families, or a female householder with no husband present, of which there were 315 families. There were also an estimated 1,334 “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 63.6 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Platte County, 82.1 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<b>Table II.16.4 Household Type by Tenure Platte County 2008-2012 5-Year ACS Data</b>				
<b>Family Type</b>	<b>Platte County</b>		<b>State of Wyoming</b>	
	<b>Platte County</b>	<b>% of Total</b>	<b>State of Wyoming</b>	<b>% of Total</b>
Family households	2,328	63.6%	145,992	65.9%
Married-couple family	1,911	82.1%	117,493	80.5%
Owner-occupied housing units	1,783	93.3%	98,110	83.5%
Renter-occupied housing units	128	6.7%	19,383	16.5%
Other family	417	17.9%	28,499	19.5%
Male householder, no wife present	102	4.4%	9,246	32.4%
Owner-occupied housing units	79	77.5%	5,485	59.3%
Renter-occupied housing units	23	22.5%	3,761	40.7%
Female householder, no husband present	315	13.5%	19,253	67.6%
Owner-occupied housing units	142	45.1%	10,177	52.9%
Renter-occupied housing units	173	54.9%	9,076	47.1%
Nonfamily households	1,334	36.4%	75,487	34.1%
Owner-occupied housing units	909	68.1%	41,887	55.5%
Renter-occupied housing units	425	31.9%	33,600	44.5%
<b>Total</b>	<b>3,662</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.16.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,200 two-person family households, 499 three-person family households and 399 four-person family households. One-person non-family households made up 94.4 percent of all non-family households or an estimated 1,259 households. Platte County’s two persons households made up 34.8 percent of total housing units and four person households made up an additional 10.9 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.16.5</b>				
<b>Household Type by Household Size</b>				
Platte County				
2008-2012 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Platte County</b>				
One Person	.	1,259	1,259	34.4%
Two Person	1,200	75	1,275	34.8%
Three Person	499	0	499	13.6%
Four Person	399	0	399	10.9%
Five Person	137	0	137	3.7%
Six Person	60	0	60	1.6%
Seven Person	33	0	33	.9%
<b>Total</b>	<b>2,328</b>	<b>1,334</b>	<b>3,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
<b>Total</b>	<b>145,992</b>	<b>75,487</b>	<b>221,479</b>	<b>100.0%</b>

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,275 two-person households, 1,186 were owner-occupied and 89 were renter-occupied. Of the 399 four-person households, 320 were owner-occupied and 79 were renter-occupied. Further household size data by tenure are presented in Table II.16.6, below.

<b>Table II.16.6</b>				
<b>Tenure by Household Size</b>				
Platte County				
2008-2012 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Platte County</b>				
One Person	841	418	1,259	34.4%
Two Person	1,186	89	1,275	34.8%
Three Person	382	117	499	13.6%
Four Person	320	79	399	10.9%
Five Person	100	37	137	3.7%
Six Person	60	0	60	1.6%
Seven Person or more	24	9	33	.9%
<b>Total</b>	<b>2,913</b>	<b>749</b>	<b>3,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

As seen in Table II.16.7, on the following page, Platte County had a total of 4,664 housing units of which 3,662 or 78.5 percent were occupied. Of these occupied units, 79.5 percent, or 2,913 units

were owner occupied, which compares to a statewide rate of 70.3. A total of 1,002 units or 21.5 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.16.7</b>				
<b>Housing Units by Tenure</b>				
Platte County				
2008-2012 5-Year ACS Data				
Tenure	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,662	78.5%	221,479	84.7
Owner-Occupied	2,913	79.5%	155,659	70.3
Renter-Occupied	749	20.5%	65,820	29.7
Vacant Housing Units	1,002	21.5%	39,951	15.3
<b>Total Housing Units</b>	<b>4,664</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0</b>

Table II.16.8, below, shows that of the 1,002 housing units in Platte County as reported in the 2012 ACS data, 45 or 4.5 percent were for rent and 23 or 2.3 percent were for sale. An estimated 464 units were for seasonal, recreational, or occasional use, and 384 or 38.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

<b>Table II.16.8</b>				
<b>Disposition of Vacant Housing Units</b>				
Platte County				
2008-2012 5-Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	45	4.5%	5,825	14.6%
Rented, but not occupied	14	1.4%	1,811	4.5%
For sale only	23	2.3%	2,711	6.8%
Sold, but not occupied	72	7.2%	799	2.0%
For seasonal, recreational, or occasional use	464	46.3%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	384	38.3%	10,290	25.8%
<b>Total</b>	<b>1,002</b>	<b>100.0%</b>	<b>39,951</b>	<b>100.0%</b>

Table II.16.9, at right, presents different income statistics for Platte County. According to the 2012 ACS data averages, median family income for Platte County was \$61,368 compared to the statewide average of \$70,013. Per capita income for Platte County, which is calculated by dividing total income by population, was \$26,016, which compared to \$28,858 for the State of Wyoming.

<b>Table II.16.9</b>		
<b>Median and Per Capita Income</b>		
Platte County		
2008-2012 5-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	61,368	70,013
Median Household Income	44,917	56,573
Per Capita Income	26,016	28,858

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 398 households or 10.9 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 507 households that had incomes between \$35,000 and \$49,999, which accounted for 13.8 percent of

households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.0 percent of total households and numbered 623 in Platte County.

<b>Table II.16.10 Households by Income</b> Platte County 2008-2012 5-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	398	10.9%	21,996	9.9%
15,000 - 19,999	248	6.8%	10,608	4.8%
20,000 - 24,999	321	8.8%	10,519	4.7%
25,000 - 34,999	523	14.3%	22,992	10.4%
35,000 - 49,999	507	13.8%	31,395	14.2%
50,000 - 74,999	574	15.7%	44,135	19.9%
75,000 - 99,999	468	12.8%	31,949	14.4%
100,000 and above	623	17.0%	47,885	21.6%
<b>Total</b>	<b>3,662</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

As shown in Table II.16.11, below, in total, the poverty rate in Platte County was 13.3 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Platte County had a poverty rate of 10.3 percent and the female population had a poverty rate of 16.4 percent. There were 158 males and 72 females in poverty under the age of 5. Overall, 20.1 percent of persons in poverty in Platte County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 131 individuals with incomes below the poverty level which represented 11.5 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.16.11 Poverty by Age</b> Platte County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Platte County</b>				
5 and Below	158	72	230	20.1%
6 to 18	93	174	267	23.4%
18 to 64	184	330	514	45.0%
65 and Older	8	123	131	11.5%
<b>Total</b>	<b>443</b>	<b>699</b>	<b>1,142</b>	<b>100.0%</b>
Poverty Rate	10.3%	16.4%	13.3%	.
<b>State of Wyoming</b>				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
<b>Total</b>	<b>26,872</b>	<b>33,764</b>	<b>60,636</b>	<b>100.0%</b>
Poverty Rate	10%	12%	11.0%	.

Table II.16.12, below, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Platte County saw an average of 2,419 owner-occupied single-family units compared to 400 single-family rental units. In Platte County, single-family units comprised 77.0 percent of all households compared with 71.5 percent statewide. Platte County had a total of 111 apartment rental units and total apartment units accounted for 3.0 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 595 mobile homes in Platte County, which comprised 16.2 percent of all occupied housing units and compared to 13.6 statewide.

<b>Table II.16.12</b>				
<b>Households by Unit Type</b>				
Platte County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Platte County</b>				
Single-Family Unit	2,419	400	2,819	77.0%
Duplex	20	16	36	1.0%
Tri- or Four-Plex	13	88	101	2.8%
Apartments	0	111	111	3.0%
Mobile Homes	461	134	595	16.2%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>2,913</b>	<b>749</b>	<b>3,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

Table II. 16.13, on the following page, shows the number of households by year of construction. As shown, 23.9 percent, or 874 units, were built in 1939 or earlier in the county, and another 212 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 163, which accounted for 4.5 percent of all households, and an additional 0 households, or .0 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

<b>Table II.16.13</b>				
<b>Households by Year Built</b>				
Platte County				
2008-2012 5-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	874	23.9%	24,899	11.2%
1940 to 1949	212	5.8%	10,352	4.7%
1950 to 1959	216	5.9%	22,395	10.1%
1960 to 1969	249	6.8%	19,254	8.7%
1970 to 1979	1,132	30.9%	50,875	23.0%
1980 to 1989	411	11.2%	34,715	15.7%
1990 to 1999	405	11.1%	26,905	12.1%
2000 to 2004	163	4.5%	30,814	13.9%
Built 2005 or Later	0	.0%	1,270	.6%
<b>Total</b>	<b>3,662</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

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 14.9 and 16.0 percent, respectively. The median number of rooms in Platte County was 6 rooms, which compared to 6 statewide.

<b>Table II.16.14</b>				
<b>Housing Units by Number of Rooms</b>				
Platte County				
2008-2012 5-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	25	.5%	4,323	1.7%
Two	20	.4%	6,841	2.6%
Three	441	9.5%	19,299	7.4%
Four	1,047	22.4%	44,488	17.0%
Five	694	14.9%	51,437	19.7%
Six	746	16.0%	40,208	15.4%
Seven	418	9.0%	32,481	12.4%
Eight	586	12.6%	25,835	9.9%
Nine or more	687	14.7%	36,518	14.0%
<b>Total</b>	<b>4,664</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0%</b>
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 28.3 percent of total households in Platte County, which compared to 24.6 percent statewide. In Platte County, the 1,618 households with three bedrooms accounted for 44.2 percent of all households, and there were only 222 five-bedroom or more households, which accounted for 6.1 percent of all households.

<b>Table II.16.15</b>				
<b>Households by Number of Bedrooms</b>				
Platte County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Platte County</b>				
None	0	16	16	.4%
One	29	127	156	4.3%
Two	720	315	1,035	28.3%
Three	1,374	244	1,618	44.2%
Four	574	41	615	16.8%
Five or more	216	6	222	6.1%
<b>Total</b>	<b>2,913</b>	<b>749</b>	<b>3,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

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 \$129,200, while structures built between 1950 and 1959 had a median value of \$93,200 and those built between 1990 to 1999 had a median value of \$118,500. 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 \$158,900 and \$, respectively. The total average median value in Platte County was \$133,300, which compared to \$184,400 in the State of Wyoming.

<b>Table II.16.16</b>		
<b>Median Value by Year Structure Built</b>		
Platte County 2008-2012 5-Year ACS Data		
Year Built	Platte County	State of Wyoming
1939 or earlier	129,200	153,500
1940 to 1949	109,700	136,800
1950 to 1959	93,200	156,600
1960 to 1969	114,700	173,700
1970 to 1979	155,900	181,700
1980 to 1989	159,300	196,100
1990 to 1999	118,500	228,400
2000 to 2004	158,900	248,900
Built 2005 or Later		221,600
<b>Total</b>	<b>133,300</b>	<b>184,400</b>

Household mortgage status is reported in Table II.16.17, on the following page. In Platte County, households with a mortgage accounted for 51.9 percent of all households or 1,511 housing units, and the remaining 48.1 percent or 1,402 units had no mortgage. Of those units with a mortgage,

253 had either a second mortgage or home equity loan, 4 had both a second mortgage and home equity loan, and 1,254 or 83.0 percent had no second mortgage or no home equity loan.

<b>Table II.16.17</b>				
<b>Mortgage Status</b>				
Platte County				
2008-2012 5-Year ACS Data				
<b>Mortgage Status</b>	<b>Platte County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	1,511	51.9%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	253	16.7%	15,069	16.0%
Second mortgage only	112	44.3%	7,440	49.4%
Home equity loan only	141	55.7%	7,629	50.6%
Both second mortgage and home equity loan	4	.3%	645	.7%
No second mortgage and no home equity loan	1,254	83.0%	78,587	83.3%
Housing units without a mortgage	1,402	48.1%	61,358	39.4%
<b>Total</b>	<b>2,913</b>	<b>100.0%</b>	<b>155,659</b>	<b>100.00%</b>

The median rent in Platte County was \$416 as compared to \$618 statewide, as seen in Table II.16.18, below.

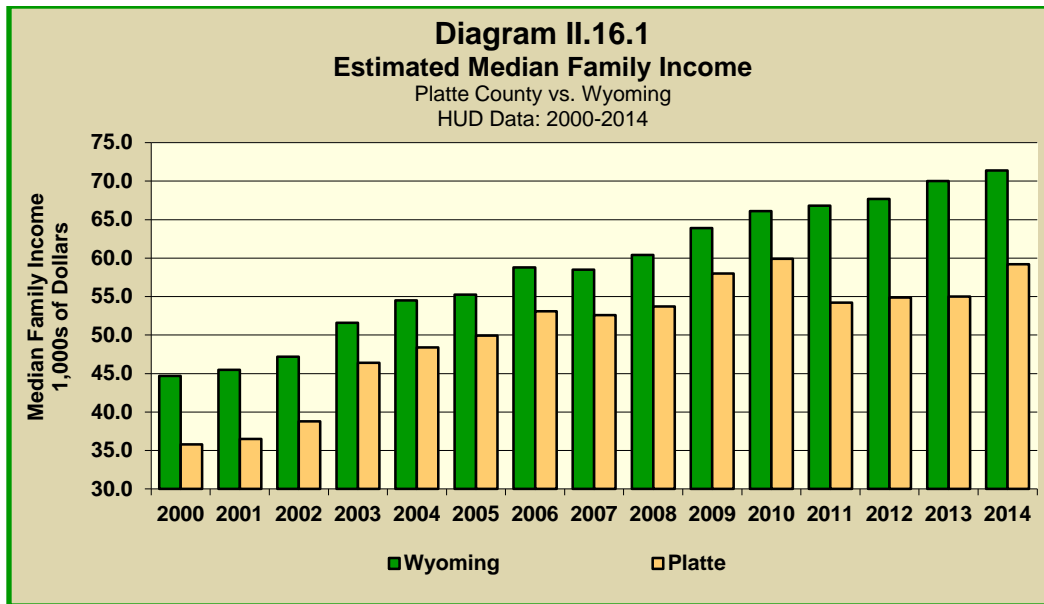
<b>Table II.16.18</b>	
<b>Median Rent</b>	
Platte County	
2008-2012 5-Year ACS Data	
<b>Place</b>	<b>Rent</b>
Platte County	\$416
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 31 persons during 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 807 persons over the time period.

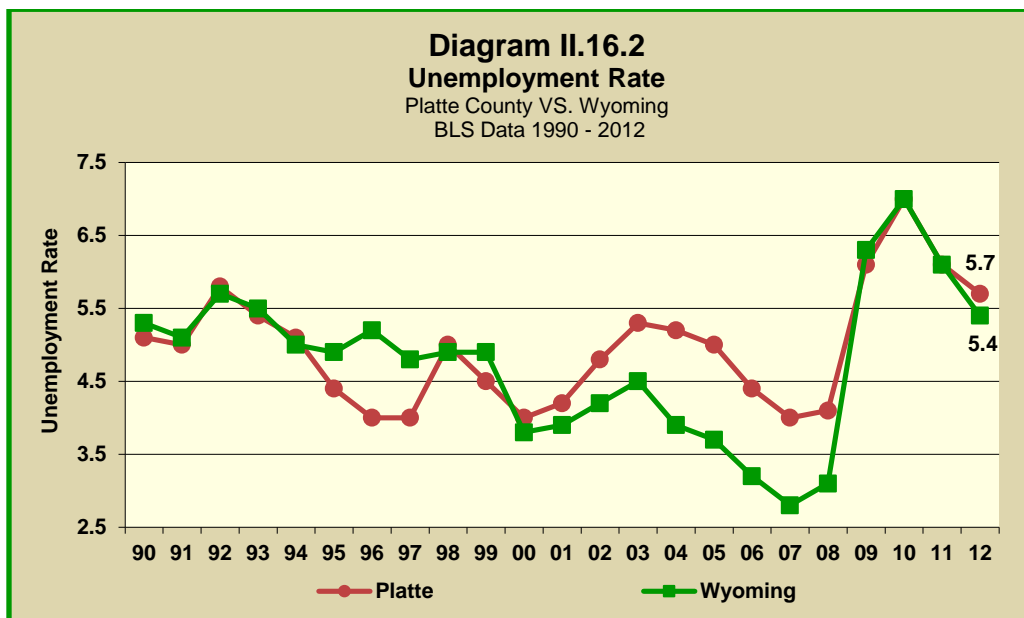
<b>Table II.16.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Platte County			
WYDOT Data, 2000–2013			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
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	204	173	31
<b>Total</b>	<b>3,133</b>	<b>2,326</b>	<b>807</b>

**Economics**

The HUD estimated MFI for Platte County was \$59,200 in 2014.<sup>128</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2014.



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.



<sup>128</sup> 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. Preliminary estimates shows total monthly employment increased to 3,615 persons in June 2013.

<b>Table II.16.20</b>											
<b>Total Monthly Employment</b>											
Platte County											
BLS QCEW Data, 2003–2013(p)											
<b>Year</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013(p)</b>
Jan	3,112	3,158	3,204	3,224	3,235	3,278	3,244	3,343	3,437	3,298	3,312
Feb	3,119	3,160	3,232	3,287	3,235	3,306	3,274	3,404	3,445	3,315	3,374
Mar	3,161	3,237	3,274	3,332	3,465	3,338	3,372	3,457	3,506	3,540	3,487
Apr	3,236	3,280	3,317	3,428	3,587	3,520	3,626	3,708	3,714	3,889	3,759
May	3,505	3,639	3,731	3,798	3,592	3,754	3,939	3,927	3,946	3,708	3,948
Jun	3,306	3,537	3,462	3,446	3,459	3,389	3,463	3,651	3,657	3,514	3,615
Jul	3,220	3,260	3,212	3,259	3,211	3,176	3,291	3,417	3,398	3,156	.
Aug	3,274	3,243	3,198	3,257	3,231	3,180	3,277	3,303	3,308	3,183	.
Sep	3,442	3,408	3,397	3,412	3,404	3,396	3,444	3,511	3,502	3,388	.
Oct	3,358	3,347	3,310	3,421	3,392	3,348	3,394	3,455	3,395	3,362	.
Nov	3,265	3,268	3,323	3,369	3,395	3,298	3,344	3,440	3,405	3,321	.
Dec	3,230	3,259	3,280	3,340	3,403	3,331	3,289	3,483	3,447	3,368	.
<b>Annual</b>	<b>3,269</b>	<b>3,316</b>	<b>3,328</b>	<b>3,381</b>	<b>3,384</b>	<b>3,360</b>	<b>3,413</b>	<b>3,508</b>	<b>3,513</b>	<b>3,420</b>	.
<b>% Change</b>	<b>-1.89</b>	<b>1.44</b>	<b>0.36</b>	<b>1.59</b>	<b>0.09</b>	<b>-0.71</b>	<b>1.58</b>	<b>2.78</b>	<b>0.14</b>	<b>-2.65</b>	.

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, below, annual average weekly wages increased by 0.53 percent between 2011 and 2012, from a total of \$752 to \$756. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$871.

<b>Table II.16.21</b>						
<b>Average Weekly Wages</b>						
Platte County						
BLS QCEW Data, 2001–2013(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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	724	849	711	730	756	0.53
2013(p)	733	871	.	.	.	.

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. Preliminary estimates indicate the total number of establishments increased to 389 in the second quarter of 2013.

<b>Table II.16.22</b>						
<b>Number of Establishments\</b>						
Platte County						
BLS QCEW Data, 2001–2013(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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	380	378	371	370	375	-2.85
2013(p)	380	389	.	.	.	.

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 decreased from \$504 in second quarter 2012 to \$502 in second quarter 2013, or by 0.4 percent. Detached single-family home rents increased by 18.4 percent, rents for mobile homes on a lot increased by 20.4 percent, and rents for mobile home lots increased by 10.9 percent.

Platte County rental prices experienced average annualized increases of 2.4 percent for apartments, 2.7 percent for houses, 0.9 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since fourth quarter 1998 to second quarter 2013.<sup>129</sup> These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 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 to 2012. Total residential authorizations decreased to 10 units in 2011.

<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
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
Q2.13	502	142	554	401

<sup>129</sup> Data from 1986 to 1997 for Platte County is not reported by the EAD.

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, below.

<b>Table II.16.24</b> <b>Building Permits and Valuation</b> 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.

<b>Table II.16.25</b> <b>Average Sales Prices</b> 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 December 2013.<sup>130</sup> During December 2013, a total of 22 surveys were completed in Platte County by property managers. Of the 234 rental units surveyed, 18 were vacant, indicating a vacancy rate of 7.69 percent, as shown in Table II.16.26, below. This compares to a 9.74 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

<b>Table II.16.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Platte County RVS Data, June 2001 – December 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%
2013b	22	234	18	7.69%

<sup>130</sup>Those 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.



Diagram II.16.3, below, 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 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.

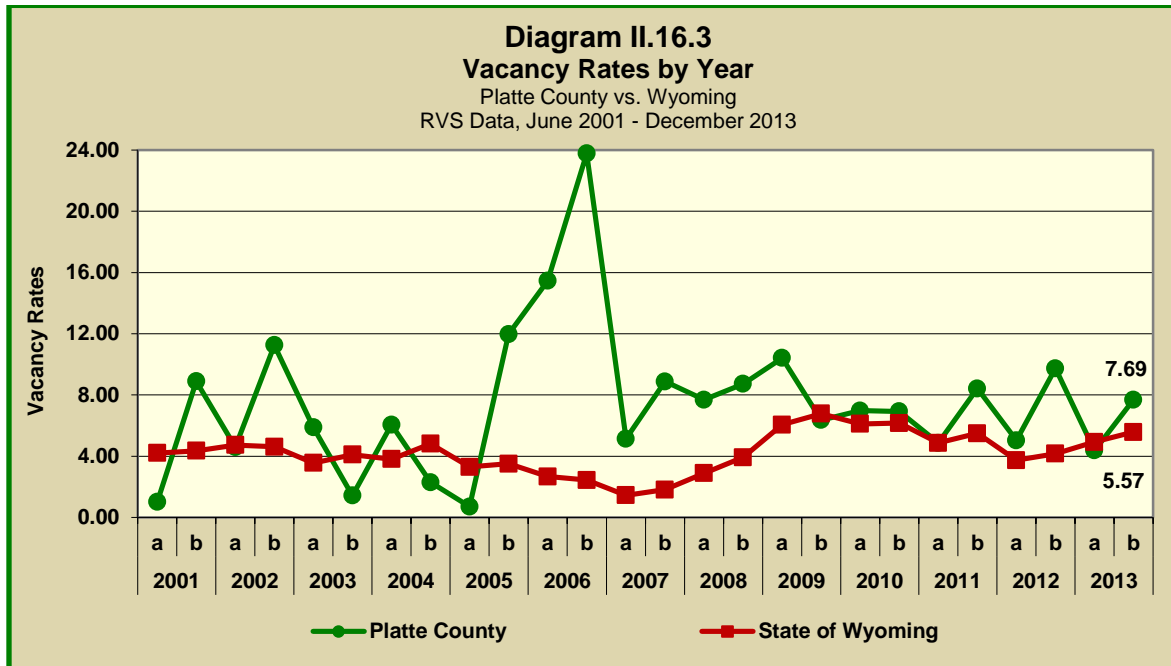


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In the second half of 2013, average rents for single-family units increased to \$578 and average rents for apartments rose to \$528.

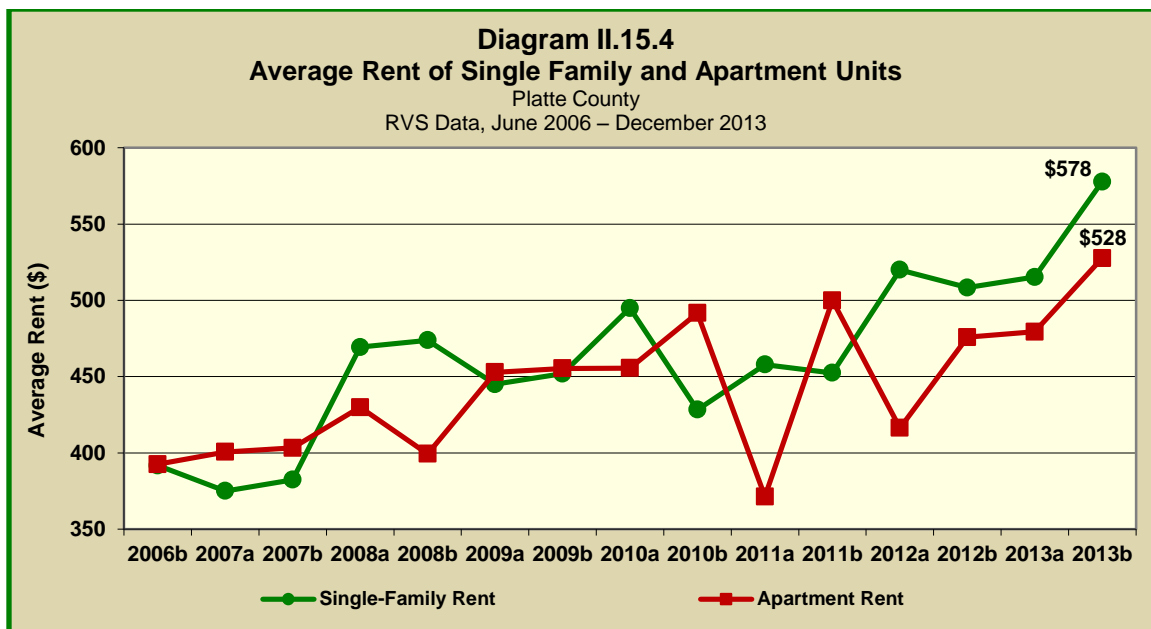


Table II.16.27, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Platte County, with 4 of them available. This translates into a vacancy rate of 11.8 percent in Platte County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 118 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 5.9 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

<b>Table II.16.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Platte County			
RVS Data, December 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	34	4	11.8%
Duplex units	42	0	.0%
Apartments	118	7	5.9%
Mobile Homes	35	7	20.0%
“Other” Units	3	0	.0%
Don’t Know	2	0	.0%
<b>Total</b>	<b>234</b>	<b>18</b>	<b>7.7%</b>

Table II.16.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 11 units. The most common apartment units were one bedroom units, with 68 units. Additional details for additional unit types are reported found below.

<b>Table II.16.28</b>							
<b>Rental Units by Bedroom Size</b>							
Platte County							
RVS Data, December 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	1	0	68	1	0	.	70
Two	6	22	28	7	0	.	63
Three	11	18	14	16	0	.	59
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	16	2	8	11	3	2	42
<b>Total</b>	<b>34</b>	<b>42</b>	<b>118</b>	<b>35</b>	<b>3</b>	<b>2</b>	<b>234</b>

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.

<b>Table II.16.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Platte County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$	\$
One	\$550	\$	\$450	\$500	\$	\$480
Two	\$630	\$500	\$582	\$700	\$	\$621
Three	\$500	\$500	\$773	\$655	\$	\$632
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$578</b>	<b>\$500</b>	<b>\$528</b>	<b>\$618</b>	<b>\$</b>	<b>\$568</b>

Table II.16.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

<b>Table II.16.30</b>						
<b>Average Assisted Rate Rents by Bedroom Size</b>						
Platte County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$450	\$	\$	\$450
Two	\$	\$300	\$625	\$	\$	\$463
Three	\$	\$400	\$700	\$	\$	\$600
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$350</b>	<b>\$629</b>	<b>\$</b>	<b>\$</b>	<b>\$536</b>

Table II.16.31, below, shows vacancy rates for single family units by average rental rates for Platte County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.16.31</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Platte County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	11	2	18.2%
\$500 to \$1,000	8	2	25.0%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	14	0	.0%
<b>Total</b>	<b>34</b>	<b>4</b>	<b>11.8%</b>

The average rent and availability of apartment units is displayed in Table II.16.32, on the following page. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.16.32</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Platte County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	8	0	.0%
\$500 to \$1,000	44	7	15.9%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	66	0	.00%
<b>Total</b>	<b>118</b>	<b>7</b>	<b>5.9%</b>

Table II.16.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 10.00 percent.

<b>Table II.16.33</b>			
<b>Mobile Home Market Rate Rents by Vacancy Status</b>			
Platte County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Less Than \$500	10	1	10.0%
\$500 to \$1,000	22	5	22.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	3	1	33.3%
<b>Total</b>	<b>35</b>	<b>7</b>	<b>20.0%</b>

Table II.16.34, 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 good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.16.34</b>							
<b>Condition by Unit Type</b>							
Platte County							
RVS Data, December 2013							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Poor						.	
Fair						.	
Average	11	0	0	10	0	.	21
Good	23	42	68	25	0	.	158
Excellent	0	0	50	0	0	.	50
Don’t Know	0	0	0	0	3	2	5
<b>Total</b>	<b>34</b>	<b>42</b>	<b>118</b>	<b>35</b>	<b>3</b>	<b>2</b>	<b>234</b>

The availability of single family units based on their condition is displayed in Table II.16.35, below. As can be seen the single family units with the lowest vacancy rates were in good condition, with a vacancy rate of 8.7 percent.

<b>Table II.16.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Platte County			
RVS Data, December 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	11	2	18.2%
Good	23	2	8.7%
Excellent	0	0	%
Don't Know	0		%
<b>Total</b>	<b>34</b>	<b>4</b>	<b>11.8%</b>

Table II.16.36, 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 excellent condition, and had a vacancy rate of 0.0 percent.

<b>Table II.16.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Platte County			
RVS Data, December 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	0	0	%
Good	68	7	10.3%
Excellent	50	0	.0%
Don't Know	0		%
<b>Total</b>	<b>118</b>	<b>7</b>	<b>5.9%</b>

Table II.16.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent quality, with a vacancy rate of 0.0 percent.

<b>Table II.16.37</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Platte County			
RVS Data, December 2013			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair			%
Average	10	1	10.0%
Good	25	6	24.0%
Excellent	0	0	%
Don't Know	0		%
<b>Total</b>	<b>35</b>	<b>7</b>	<b>20.0%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.16.38, on the following page, respondents in Platte County said they would prefer 8 more single family units, 4 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 12 units.

<b>Table II.16.38</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Platte County	
RVS Data, December 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	8
Duplex Units	
Apartments	4
Mobile homes	0
Other	
Don't Know	
All types	
<b>Total</b>	<b>12</b>

The calendar 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 14 respondents in Platte County. Of the incoming residents, 35.7 percent wished to own, 50.0 percent anticipated renting and 14.3 percent made other accommodations. New jobs attracted 21.4 percent of incoming residents and 14.3 percent moved to Wyoming to be closer to friends or relatives. Additional survey data are presented 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 2012 5-year ACS data, 60 or 1.6 percent of households in Platte County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.16.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.16.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Platte County				
2008-2012 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Platte County</b>				
<b>Owner</b>				
Households	2,853	60	0	2,913
Percentage	97.9%	2.1%	.0%	100.0%
<b>Renter</b>				
Households	749	0	0	749
Percentage	100.0%	.0%	.0%	100.0%
<b>Total</b>				
Households	3,602	60	0	3,662
Percentage	98.4%	1.6%	.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
<b>Renter</b>				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
<b>Total</b>				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 216 units or 4.6 percent of all housing units in Platte 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.16.40, at right.

<b>Table II.16.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Platte County		
2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Platte County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	4,448	253,942
Lacking Complete Kitchen Facilities	216	7,488
<b>Total Housing Units</b>	<b>4,664</b>	<b>261,430</b>
Percent Lacking	4.6%	2.9%

At the time of the 2012 ACS, a total of 220 units or 4.7 percent of all housing units in Platte County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.16.41, below.

<b>Table II.16.41</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Platte County		
2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Platte County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	4,444	255,465
Lacking Complete Plumbing Facilities	220	5,965
<b>Total Households</b>	<b>4,664</b>	<b>261,430</b>
Percent Lacking	4.7%	2.3%

The third type of housing problem reported in the 2012 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, 16.7 percent of households had a cost burden and 7.2 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.4 percent of homeowners with a mortgage in Platte County experienced a cost burden and 13.2 percent experienced a severe cost burden, while 26.7 percent of renters had a cost burden and 3.9 percent had a severe cost burden, as seen in Table II.16.42, on the following page.



<b>Table II.16.42</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Platte County					
2008-2012 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Platte County</b>					
<b>Owner With a Mortgage</b>					
Households	987	324	200	0	1,511
Percent	65.3%	21.4%	13.2%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,280	89	33	0	1,402
Percent	91.3%	6.3%	2.4%	.0%	100.0%
<b>Renter</b>					
Households	391	200	29	129	749
Percent	52.2%	26.7%	3.9%	17.2%	100.0%
<b>Total</b>					
Households	2,658	613	262	129	3,662
Percent	72.6%	16.7%	7.2%	3.5%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
<b>Renter</b>					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
<b>Total</b>					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

## 2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the 2014 Wyoming Housing Needs Forecast, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 1,093 households in Platte County, from 3,838 in 2010 to 5,282 in 2040. Homeowners are expected to increase from 2,898 households in 2010 to 3,710 by 2040. Renters are anticipated to increase from 940 households in 2010 to 1,222 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 54 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 85 households and by 131 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 54 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 62 households over the period. Table II.16.43, below, provides details of the household forecast by tenure and income.

<b>Table II.16.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Platte County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	192	302	469	199	1,737	2,898
2015	192	303	471	200	1,746	2,912
2020	202	318	494	209	1,831	3,053
2025	212	334	519	220	1,924	3,209
2030	223	352	546	232	2,026	3,379
2035	234	370	573	243	2,126	3,547
2040	245	386	600	254	2,224	3,710
<b>Renters by Percent of Median Household Income</b>						
2010	181	209	267	76	208	940
2015	185	213	273	78	212	961
2020	194	223	285	81	222	1,006
2025	203	234	300	85	233	1,056
2030	215	247	316	90	246	1,114
2035	225	259	332	95	258	1,169
2040	235	271	347	99	270	1,222
<b>Total Households by Percent of Median Household Income</b>						
2010	373	511	735	275	1,945	3,838
2015	378	517	743	277	1,958	3,873
2020	396	541	779	291	2,053	4,059
2025	416	569	818	305	2,157	4,265
2030	438	599	862	322	2,272	4,493
2035	460	629	905	338	2,384	4,716
2040	480	658	946	353	2,494	4,931